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44933 Fern Avenue, Lancaster, California 93534

## **LANCASTER PLANNING COMMISSION**

Chairman James D. Vose  
Vice Chairman Thomas (Randy) Hall  
Commissioner Diana Cook  
Commissioner Cassandra D. Harvey  
Commissioner Raj Malhi  
Commissioner Sandy Smith  
Commissioner Fabian Terracciano

## **AGENDA RECAP**

### **REGULAR MEETING**

**Monday**  
**December 17, 2012**  
**6:00 p.m.**  
**Council Chambers, Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, December 14, 2012, at the entrance to the Lancaster City Hall Council Chambers

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### **MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification (3) business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **AGENDA ADDENDUM INFORMATION**

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the Planning Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Planning Department at (661) 723-6100.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC BUSINESS FROM THE FLOOR**

If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.

Any person who would like to address the Planning Commission on any agenda item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

**UNCONTESTED PUBLIC HEARING**

The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.

**CONSENT CALENDAR**

1. **Approval of Minutes from the Regular Meeting of October 15, 2012.**  
**APPROVED (5-0-1-1) (ABSTAIN: Terracciano; ABSENT: Vose)**

**NEW PUBLIC HEARINGS**

**2. Conditional Use Permit No. 12-07**

**APPROVED (6-0-0-1) (ABSENT: Vose)**

Applicant: Investment Concepts (Clock Storage Plaza LP)

Location: 3.38± acres located on the west side of 20<sup>th</sup> Street West, 375 feet north of Avenue K

Request: Construction of a 77,110 square-foot self-storage facility with an office in the CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 12-25 approving Conditional Use Permit No. 12-07

**3. General Plan Amendment No. 12-03, Zone Change No. 12-03, and Conditional Use Permit No. 12-12**

Applicant: Sunlight Partners

Location: 20± acres located at the southwest corner of Lancaster Boulevard and 40<sup>th</sup> Street East

Request:

1. Amend General Plan land use designation for the subject property from UR (Urban Residential) to NU (Non-Urban Residential)
2. Rezone property from R-7,000 (Single Family Residential, minimum lot size 7,000 square feet) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres)
3. Construction of a 1.5 MW photovoltaic solar generating facility in the Rural Residential 2.5 (RR-2.5) Zone

Recommendation:

1. Adopt Resolution No. 12-26 recommending to the City Council approval of General Plan Amendment No. 12-03 and Zone Change No. 12-03; **APPROVED (6-0-0-1) (ABSENT: Vose)**
2. Adopt Resolution No. 12-27 approving Conditional Use Permit No. 12-12. The approval of CUP No. 12-22 is not valid until the effective date of General Plan Amendment No. 12-03 and Zone Change No. 12-03 **APPROVED (6-0-0-1) (ABSENT: Vose) with an amendment to Condition No. 9**

**DIRECTOR ANNOUNCEMENT**

**COMMISSION AGENDA**

Planning Commission meetings of January 21 and February 18, 2013, have been rescheduled due to the Martin Luther King, Jr., Day and President's Day holidays, to January 28, and February 22, 2013, respectively.

**PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS**

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, January 14, 2013, at 5:30 p.m., in the Planning Conference Room, City Hall.